

APPROVED 5-5-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 7, 2014 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Ronald D. Penton, Vice-Chairman
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Theresa Ranciato-Viele
Richard E. Wilson, Alternate
Edward M. Homa, Alternate
Mary Jane Mulligan, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:00 PM and introduced the Commissioners, alternates and town staff. Then he asked if there were any changes to the agenda. Mr. Alan Fredricksen, Land Use Administrator, stated that application #P14-04, 217 Kings Highway, has been postponed to the May 5, 2014 meeting.

PUBLIC HEARINGS:

1. #P14-04 Subdivision Application of Joseph Mineri, Applicant and Richard F. Smith & Robert S. Smith, Trustees, Owners, for three (3) lots, relative to 217 Kings Highway, (Map 93, Lot 38). Plan Entitled: Property Located at Blue Hills Road & Kings Highway, North Haven, Connecticut. Prepared by Criscuolo Engineering LLC, Dated 1/23/2014. Scale 1" = 30'. R-40 Zoning District.

This application has been postponed to the May 5, 2014 meeting.

SITE PLANS:

2. #P14-05 Site Plan Application of Salvatore Mazzaro, Applicant and Mazzaro Properties LLC, Owner, relative to 17 Stiles Lane, (Map 51, Lot 25). Plan Entitled: Redevelopment of Existing Warehouse, 17 Stiles Lane, North Haven, Connecticut, 06473. Prepared by BL Companies. Dated March 10, 2014. Scale: 1" = 30'. IL-30 Zoning District.

Mr. Chris Gagnon, P.E. of BL Companies presented the application to permit the demolition of approximately half of this existing 12,160 square feet building and the change of use of the remaining 6,080 square feet from an industrial use to a restaurant. A 1,020 square feet canopied outdoor seating area is proposed for the northwest side of the building. Three outdoor coolers are proposed at the southeast side of the building. An additional 1,550 square feet of mezzanine storage space is also proposed.

Mr. Gagnon discussed the drainage system and stated that the parking calculations meet zoning requirements. Mr. Jason Mazzaro of JRoo's Restaurant stated that there are 67 parking spaces at their current location and 115 parking spaces are being proposed for the new location. The Commission asked questions and Mr. Gagnon and Mr. Mazzaro responded.

3. #P14-06 Site Plan Application of Chris Kyriakis, Applicant, Amy E. DeFazio, Trustee, Owner, relative to 476 Washington Avenue, (Map 90, Lot 26). Plan Entitled: Proposed Restaurant & Retail, 476 Washington Avenue, North Haven, CT. Prepared By Godfrey Hoffman Associates, LLC. Dated 03.07.2014. Scale: 1" = 20'. CB-40 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application to permit the demolition of approximately 3,100 square feet of this existing 7,050 square feet building and the change of use of approximately 3,100 square feet of the remaining structure from retail use to a restaurant. 900 square feet of the existing structure will remain retail use. The Commission suggested preserving the existing evergreen trees and adding additional plantings at the rear buffer. The Commission asked questions and Attorney Pellegrino, Mr. Tim Kyriakis, owner, and Mr. Jason Teitelbaum of Godfrey Hoffman responded.

OTHER:

Town of Wallingford – Water Diversion General Permit

Mr. Jonathan Bodwell and Mr. Alan Fredricksen discussed the Water Diversion General Permit with the Commission.

DELIBERATION SESSION:

Mr. Andrews moved to go into deliberations; Mr. Penton seconded the motion. All were in favor.

PUBLIC HEARINGS:**SITE PLANS:**

2. #P14-05 Site Plan Application of Salvatore Mazzaro, Applicant and Mazzaro Properties LLC, Owner, relative to 17 Stiles Lane.

Mr. Penton moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with appropriate conditions.

3. #P14-06 Site Plan Application of Chris Kyriakis, Applicant, Amy E. DeFazio, Trustee, Owner, relative to 476 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None**EXTENSIONS:**

#P12-38 & #P12-38S, 520 Washington Avenue

Attorney Timothy Lee spoke on behalf of Vigliotti Construction to explain the extension request.

Mr. Penton moved to approve a six (6) month extension for application #P12-38 & #P12-38S, 520 Washington Avenue; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

BONDS: None**CHANGE OF USE:** None

CORRESPONDENCE: - Cease & Desist Orders – (5- total)
- ZEO Report

MINUTES:

March 3, 2014

Mr. Giulietti moved to approve the March 3, 2014 minutes; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

ADJOURN:

There being no further business, Mr. Andrews moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 7:37 PM.